



Ad Hoc Monitoring Group for Waterfront Construction

301 King Street City Hall
Alexandria, VA 22314

Meeting Notes for Monday, December 8, 2014 7:00 – 9:10 PM

Group Members in Attendance:

John Bordner, Chair, Waterfront Commission
Katy Cannady, Old Town Civic Association
Bert Ely, Friends of the Alexandria Waterfront
Charlotte Hall, Chamber of Commerce
Barbara Saperstone, Waterford Place

Elected Officials in Attendance:

Mayor William Euille
Councilman Paul Smedberg

Staff Members in Attendance:

Yon Lambert, Acting Director, T&ES
Pete Mensinger, Special Projects Manager, Code Administration
Daphne Kott, Civil Engineer, T&ES
Nancy Williams, Principal Planner, DPI
Bill King, Assistant Director, Code Administration
Dirk Geratz, Principal Planner, Planning & Zoning
Bill Skrabek, Deputy Director, T&ES

1) Introductions

- Mayor Euille opened the meeting with welcoming remarks and brief introduction of the Group's role. The Mayor recognized Councilman Smedberg and Deputy City Manager Mark Jinks.
- Councilman Smedberg made a few opening remarks.
- Ad Hoc Monitoring Group members each introduced themselves
- City Staff members also introduced themselves

2) Review Established Roles & Responsibilities of the Ad Hoc Monitoring Group

- Chairman John Bordner briefly explained the roles and responsibilities of the Group and the Groups' mission. He also made general comments about how the meetings will be managed.

- Mr. Bordner also clarified that the point of contact between the Group and City staff would be Pete Mensinger.

3) **Staff Presentation**

- City Staff took the lead in walking the Ad Hoc Group through a Power Point presentation which identified future construction projects in the waterfront area that the Group will be monitoring. Staff walked through the schedule of the various projects that are currently in the pipeline.
- Staff then explained the various phases of the City's Development review process which include the early stages of a concept review to the completion of a project and issuance of occupancy permits.
- Staff also walked through the permitting process including:
 - Pre-Construction Meeting(s)
 - Types of permits reviewed including permits for demolition, hauling, environmental, building and related trade permits.

4) **Questions from Ad Hoc Group Members**

- Several Group members asked questions about the status of the Carr hotel project including what options were available for requiring the hotel developer to use barging for the removal of debris and delivery of construction materials.
- It was noted that demolition and asbestos permits related to the Carr Hotel project were already posted on the City's website and clarification about this was requested.
- When will the various construction phases for the hotel begin and how can the neighbors be notified;
- A member asked about the status of the unfilled developer member of the Group;
- Group members encouraged staff to get information out as soon as it is available with regard to the construction schedules;
- Another member asked to receive any correspondence sent to the City from area neighbors adjoining the Robinson Terminal South site;
- Questions about how hauling routes are established were asked.
- Questions about impact of trucks on below grade utilities.

5) **Public Comments**

- Christine Bernstein – Prince Street
 - Commented on the fact that the public was unclear about the appropriate time to comment on issues related to hauling routes;
 - Expressed concerns about hazards materials, noise and dust related to future construction;
 - Expressed concern that visitors will not come to the waterfront if multiple construction sites are going on at the same time.
 - Expressed desire to modify the meeting format to allow for a public comment period at the end of each agenda section.
- Daniel Bernstein – Prince Street
 - Expressed concern that the demolition associated with the Carr hotel project was being delayed and wanted clarity as to the developer plans to start the demolition.

- Tony Kupersmith – Royal Street
 - Asked if the hauling truck sizes can be mitigated and what the capacity limits were of the trucks.
- Christa Waters – N. Pitt Street
 - Asked what the anticipated start date would be for the public improvements associated with the waterfront.
 - Secondly, she noted that the hauling associated with the reconstruction of the Oronoco residential building was not as bad as bad as a whole. She believes that the hauling can be tolerated if it is well managed.
 - Asked if the City could require that the dump truck's loads be covered.
- Robert Pringle – Wolfe Street
 - Asked for clarity as what materials will be removed from the various development sites.
 - Inquired about when the undergrounding of the utilities around the Carr site would be undergrounded.

6) **Action items for the next meeting**

- Staff will follow up on the status of any permits for the Carr Hotel project;
- A full size set of the power point slides will be sent to each Group member;
- Conditions for the Carr Hotel project will be sent to the Group;
- City Attorney was requested to attend the next Group meeting to discuss the legalities of requiring the use of bargaining;
- Staff will provide a FOIA summary memo to each member;
- Memo on the deep foundation notification will be provided to the Group;
- A roster of City Staff will be provided;
- All agreed that public comments would be permitted after each agenda items;

7) **Next Meeting Date** January 13, 2015 at 5:00 pm.